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GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

December 11, 2007

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Exchange and Sale
Gladwin Management Unit – Midland County
Land Transaction Case #20040227

Applicant: Midland County, Midland, Michigan

County Land Offered Midland County, Greendale Township, T14N, R02W, Section 10:
In Exchange: the North 10 rods of the East 16 Rods of the NE ¼ of the NE ¼ of said
Section 10, containing 1.0-acre more or less.

Appraised Value: \$3,500.00

State Land Desired Midland County, Village of Sanford, T15N, R01W, Section 24:
In Exchange: Lots 8, 9, and 10 of Block 1 of the Plat of the Village of Sanford, containing
0.7-acre more or less.

Appraised Value: \$3,500.00

State Land to be Midland County, Village of Sanford, T15N, R01W, Section 24:
Purchased: Lots 1, 2, 7, 11, 12, and 13 of Block 1 of the Plat of the Village of Sanford,
containing 1.24 acres more or less.

Sale Price: \$7,150.00 (includes transaction fee)

Authority: Part 21 of Act 451, Public Acts of 1994, as amended.

Notice: This item will appear on the Department of Natural Resources' (Department)
January 2, 2008 Calendar, and is eligible for approval on January 9, 2008.
The transaction was also posted in local newspapers as required by legislation.

NATURAL RESOURCES COMMISSION

Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • Darnell Earley • John Madigan • J. R. Richardson • Frank Wheatlake

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Comments:

The desired State-owned parcels form a contiguous 1.97-acre block of platted land. This land consists of an unbuildable waterfront parcel, with a generally-level topography and frontage on the Titabawasee River. The parcel is covered in a mix of hardwood and coniferous vegetation with thick undergrowth. Small pockets of wetland resulting from seasonal flooding are covered in reed grass. Legal access to the property is gained by undeveloped platted roads.

The offered county-owned land consists of one-acre of gently-rolling upland with frontage on a seasonal county road. It is completely surrounded by State-owned land, therefore the acquisition of this parcel will contribute to the Department's Land Consolidation Initiative. The offered land will also enhance outdoor recreation potential by eliminating the potential for a future owner to build a home on the property thereby creating shooting zone setbacks. In addition, Department personnel will not have to maintain the existing property boundary, in this otherwise unbroken block of State-owned land.

The desired State-owned land was acquired by tax reversion in 1939 and 1969. As a result of this exchange, the offered land will assume tax reversion status.

This transaction was reviewed by Department staff and recommended for approval by the Land Exchange Review Committee on October 28, 2004, with restrictions.

The Mineral and Land Management Section staff of the Department's Forest, Mineral and Fire Management Division have determined that it is appropriate to exchange mineral rights, if available.

The Land Exchange Facilitation Fund (LEFF) Act allows the Department to sell rights in land and deposit the proceeds in a fund, which can then be used to acquire replacement property. Deposit of said proceeds will not cause the fund to exceed \$2,500,000.00, as stipulated by legislation. Proceeds from the sale will be deposited in the LEFF.

Recommendations:

- (1) That the exchange and sale be approved under authority of Part 21, Act 451 of 1994, as amended.
- (2) That the desired State-owned land be conveyed with the State reserving aboriginal antiquities and with deed restrictions ensuring that the land will remain available for public recreation, and public access to the river.

- (3) That minerals be exchanged if available as part of the offered estate.
- (4) That the proceeds from the sale be deposited into the LEFF.

David E. Freed, Chief
Land and Facilities

Douglas A Reeves, Acting Chief
Wildlife

Lynne M. Boyd, Chief
Forest, Mineral and Fire Management

Kelley D. Smith, Chief
Fisheries

Arminda S. Koch
Resource Management Deputy

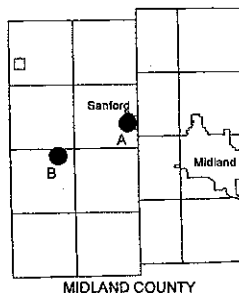
Dennis R. Fedewa
Chief Deputy

I approve the staff recommendations.

Rebecca A. Humphries
Director

Date Approved

A map of the study area. The Saginaw River is shown flowing from the top left towards the bottom right. The Titabawassee River is shown flowing from the bottom left towards the top right. A shaded area, representing the study site, is located near the confluence of the two rivers. Surrounding roads and streets are labeled: SAGINAW RD. (top), 7 MILE RD. (left), RAIL ROAD ST. (middle right), CEDAR ST. (far right), and MAINE ST. (bottom right). A small box with the letter 'A' is located in the bottom left corner.



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